

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	7804	Agenda Number	51.
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Meeting Date:	8/4/2011	Department:	Finance
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Subject

Conduct a public hearing relating to the proposed assessments on the Public Improvement District for the Indian Hills Area (approximately 234 acres in Travis County west of SH130 and east of FM 973 at the intersection of FM 973 and Decker Lake Road).

Amount and Source of Funding

Fiscal Note

There is no unanticipated fiscal impact. A fiscal note is not required.

Purchasing Language:	
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Prior Council Action:	<p>June 18, 2009 – Council approved the Indian Hills Development Agreement. June 24, 2010 – Council set a public hearing for Indian Hills PID for August 5, 2010. July 29, 2010 – Council conducted a public hearing for the limited purpose annexation of the Indian Hills Area. August 5, 2010 – Council conducted a public hearing related to authorization of the Indian Hills PID. August 26, 2010 – Council approved an ordinance authorizing negotiation and execution of an amended and restated cost reimbursement agreement with Club Deal 116 Indian Hills TX, LP for construction of a 48 and 24 inch water main; for the design of a wastewater treatment plant. Approved a resolution authorizing creation of a Public Improvement District for the Indian Hills Area. Approved an ordinance annexing the Indian Hills annexation area for limited purposes of planning and zoning. Approved an ordinance adopting a regulatory plan for the Indian Hills annexation area.</p>
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For More Information:	Art Alfaro, Treasurer 974-7882; Leslie Browder, Chief Financial Officer 974-2283
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Boards and Commission Action:	
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

The Indian Hills property (240 acres) was purchased by Taurus of Texas Holdings L.P. in December 2005 and is located west of SH 130. Plans for this site include approximately 1,200 medium-density apartment units and 1.5 million square feet of office, warehouse, distribution and neighborhood retail uses. The center portion of the site will be used for the extension of Decker Lake Road, the main thoroughfare.

In June 2009, the City Council voted to approve the development agreement for Indian Hills, and in August 2010, voted to approve zoning changes and limited purpose annexation. The property was originally zoned as agricultural land, with Indian Hills now approved for the straight zoning needed for the planned development. The City Council also approved the creation of a public improvement district (PID) for the planned development, in response to a petition by the property owner, a State law prerequisite to creation of a PID. The PID will provide a financing mechanism through the apportionment, levying and collection of assessments to help pay for the basic infrastructure that will support the planned community (water, wastewater and roads).